



Marigold Grove, Stockton-On-Tees, TS19 8FD

A wonderfully presented three bedroom detached house situated on a popular residential development, offering stylish and well maintained accommodation that will appeal to a variety of buyers including families and first-time purchasers. The property has been thoughtfully upgraded to create a comfortable, modern living environment ready to move straight into.

The home benefits from gas central heating operated via a Nest controlled system, double glazed windows and a CCTV system, providing both efficiency and peace of mind. The property is entered through a composite entrance door into a welcoming hallway, featuring a stylish designer radiator that adds a contemporary touch.

The lounge is an impressive and relaxing space, enhanced by a feature media wall incorporating a modern wide electric fire, creating an attractive focal point. Also located on the ground floor is a convenient WC.

To the rear of the property is a modern kitchen and dining area fitted with contemporary units and offering a practical and sociable layout. The kitchen was upgraded in 2022 and includes a range of integrated appliances such as a five ring gas hob, oven, wine cooler and fridge.

To the first floor there are three good size bedrooms. The main bedroom benefits from 'his' and 'hers' built-in wardrobes and a stylish en suite shower room. Both the en suite and the family bathroom were upgraded in 2025 and are finished to a high standard, complemented by modern fittings and coordinated design details.

Additional improvements include new carpets and oak internal doors throughout, further enhancing the overall finish of the home.

Externally the property continues to impress. To the front there is a driveway providing parking for two vehicles, along with access to the integral garage. The rear garden is south facing and laid to lawn, with a patio seating area ideal for outdoor relaxation or dining during the summer months.

£250,000



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HALLWAY

LOUNGE

13'10" x 9'8" (4.24m x 2.97m)

KITCHEN/DINING ROOM

15'5" x 14'0" (4.72m x 4.27m)

DOWNSTAIRS WC

6'5" x 4'7" (1.98m x 1.42m)

LANDING

BEDROOM ONE

10'4" x 9'10" (3.15m x 3.00m)

ENSUITE

7'4" x 4'7" (2.26m x 1.40m)

BEDROOM TWO

10'2" x 8'5" (3.12m x 2.57m)

BEDROOM THREE

9'1" x 7'4" (2.77m x 2.26m)

BATHROOM

8'5" x 5'4" (2.57m x 1.63m)

INTEGRAL GARAGE

16'10" x 8'3" (5.13m x 2.51m)

AML PROCEDURE

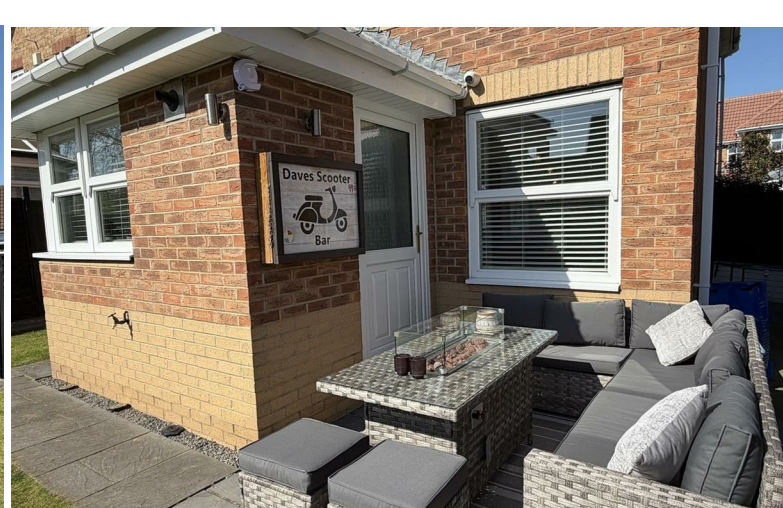
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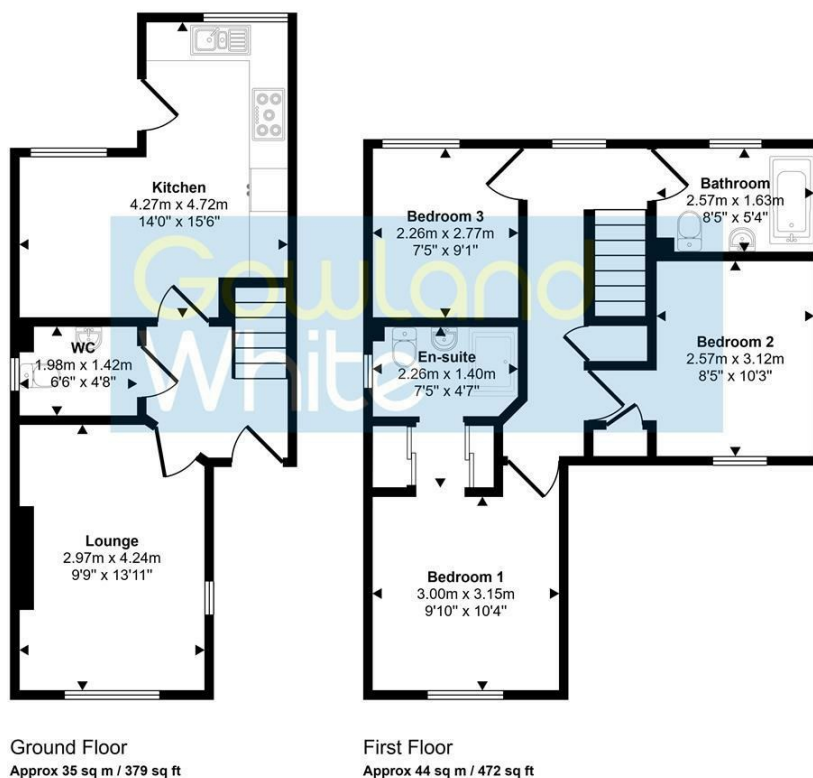
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Approx Gross Internal Area
79 sq m / 851 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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